



Department of Development Services  
205 Lawrence Street  
Marietta, Georgia 30060  
Brian Binzer, Director

## **REZONING APPLICATION ANALYSIS**

**ZONING CASE #:** Z2015-07      **LEGISTAR:** 20150107

**LANDOWNERS:** William Buckland  
233 Waterman Street  
Marietta, GA 30060

**APPLICANT:** John Wieland Homes and Neighborhoods  
Michael Meshkaty  
4125 Atlanta Road, SE  
Smyrna, GA 30080

**AGENT:** N/A

**PROPERTY ADDRESS:** 233 Waterman Street

**PARCEL DESCRIPTION:** District 16   Land Lot 12320   Parcel 0760

**AREA:** 0.34 acres      **COUNCIL WARD:** 1A

**EXISTING ZONING:** PRD-MF (Planned Residential Development – Multi Family)

**REQUEST:** MXD (Mixed Use Development)

**FUTURE LAND USE:** CBD (Central Business District)

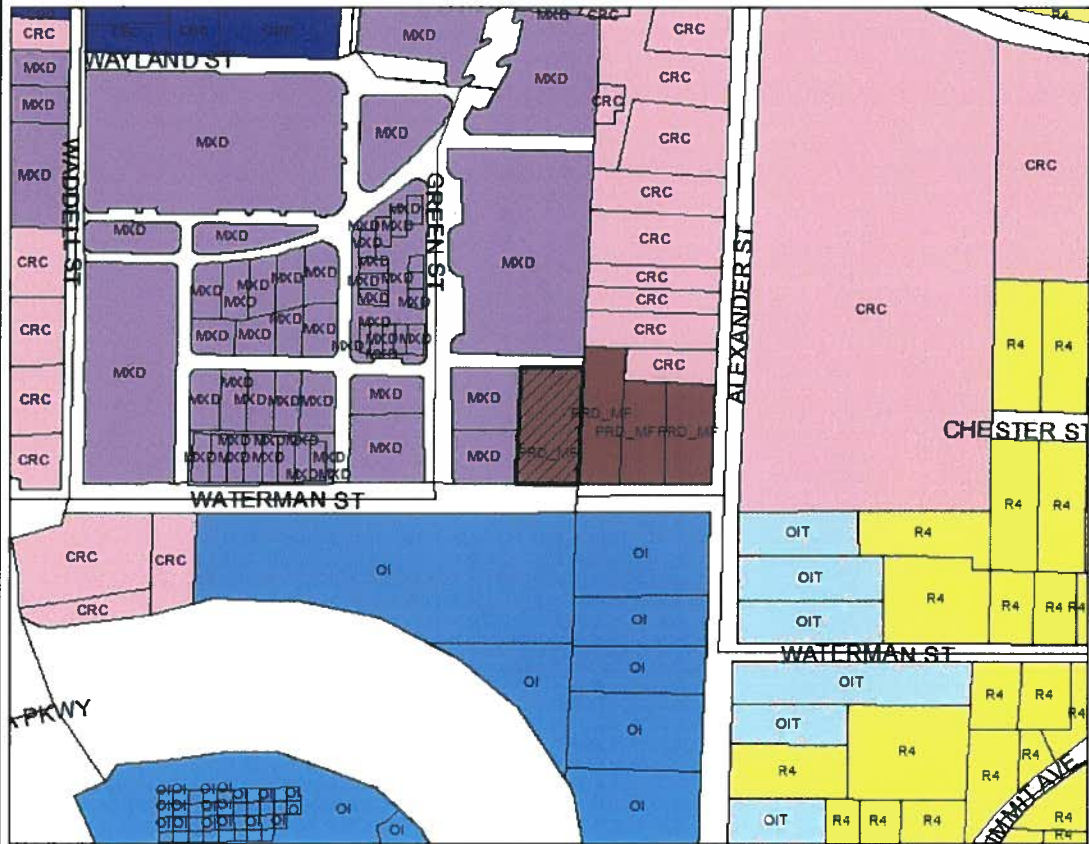
**REASON FOR REQUEST:** The applicant is requesting the rezoning of a 0.34 acre parcel of land to MXD so it may be developed into additional townhomes and detached single family homes for Meeting Park.

**PLANNING COMMISSION HEARING:** Tuesday, March 3, 2015 – 6:00 p.m.

**CITY COUNCIL HEARING:** Wednesday, March 11, 2015 – 7:00 p.m.

## MAP

### City of Marietta Area Zoning Map



Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
<b>SINGLE FAMILY RESIDENTIAL</b> R-1 One Unit/Acre R-2 Two Units/Acre R-3 Three Units/Acre R-4 Four Units/Acre <b>ATTACHED FAMILY RESIDENTIAL</b> RA-1 Four Units/Acre RA-2 Six Units/Acre RA-3 Eight Units/Acre PRD(CF) Planned Residential Dev. MHP Middle Home Park <b>MULTI FAMILY RESIDENTIAL</b> RM-8 Eight Units/Acre RM-10 Ten Units/Acre RM-12 Twelve Units/Acre RHR Residential High Rise PRD(MF) Planned Residential Dev.		16	12320	0760	PRD-MF	MXD
<b>COMMERCIAL</b> MKC Neighborhood Retail CRC Community Retail REC Regional Retail CBD Central Business District PCD Planned Commercial Dev. MID Mid-High Dev. COT Office Institutional Trans. LHO Low-Rise Office CO Office Institutional OS Office Services OHR Office High-Rise <b>INDUSTRIAL</b> LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev.						

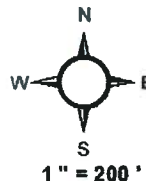
#### Comments:

233 Waterman St

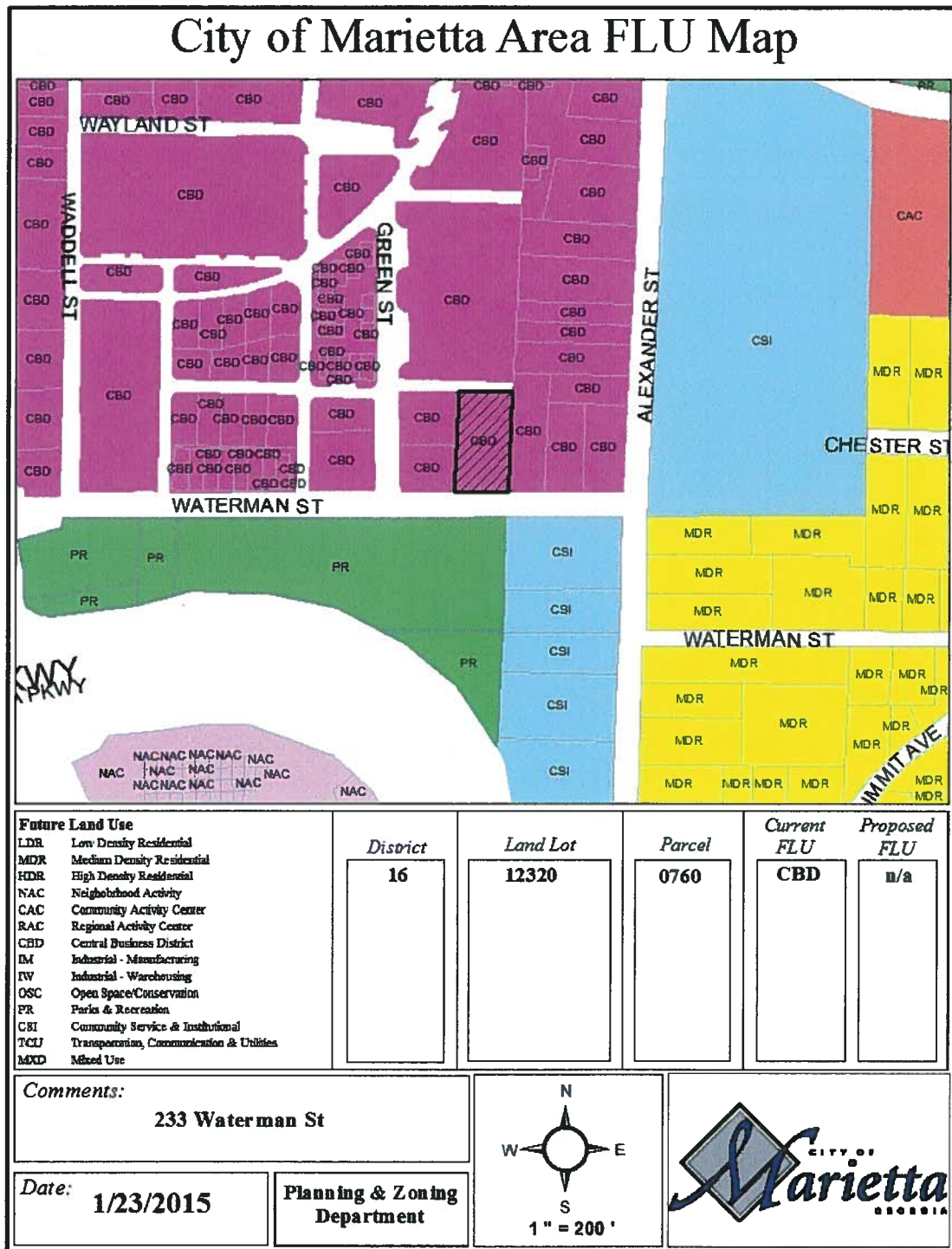
#### Date:

1/23/2015

Planning & Zoning  
Department



## FLU MAP





## PICTURES OF PROPERTY



**233 Waterman Street – Existing Home**



**West side of 233 Waterman St showing adjacent development**

## STAFF ANALYSIS

### *Location Compatibility*

John Weiland Homes and Neighborhoods is requesting the rezoning of a single parcel, located at 233 Waterman Street, from PRD-MF (Planned Residential Development – Multi Family) to MXD (Mixed Use Development). This proposal would allow the developer to add four (4) townhomes and two (2) detached units to the Meeting Park development, totaling 132 units. The subject property is 0.34 acres in size and currently contains one (1) single family home with a detached garage in the rear.

### *Use Potential and Impacts*

The proposed redevelopment of this parcel, to include four (4) townhomes and two (2) detached homes as part of Meeting Park, will clearly result in a more intensive use of the property than currently exists. The subject property is only one (1) of four (4) remaining single family homes that are not part of the Meeting Park development on Waterman Street. Since the development of this 0.34 acre parcel will increase the number of units by 6, the overall density for Meeting Park will go up. John Weiland Homes had previously received approval for 126 units / 10.88 acres, for a density of 11.58 units per acre. Approval of this proposal would increase the allowable density to 11.74 units per acre (132 units / 11.24 acres). It is unlikely that the incorporation of this home into the Meeting Park development will significantly increase any negative impacts on the surrounding area.

The future land use (FLU) for this parcel is CBD (Central Business District), which is compatible with both residential and commercial uses. The City's Comprehensive Plan specifically encourages residential uses in and around the Central Business District. As a result, MXD is an appropriate zoning classification for this future land use category.

### *Environmental Impacts*

There is no indication that these properties contain any endangered species, floodplain, wetlands, or streams.

### *Economic Functionality*

Records indicate that this home has been owner-occupied for over ten (10) years. And, although the property is zoned for multi-family, it has been consistently functioning as a single family detached dwelling for years.

### *Infrastructure*

The residential redevelopment of this lot as part of the overall Meeting Park development will place additional demand on public infrastructure. However, because of its proximity to the urban core, much of the affected infrastructure, such as water, sewer, fire services, etc., are already in place. The inclusion of these additional units should not adversely impact the ability of the City to continue providing quality infrastructure services.

There is an issue with the access to the two detached lots. The submitted plan shows all six (6) new lots being accessed from a dead-end, two way alley. The townhomes can be accessed by the Fire Department and addressed off of Waterman Street. However, the two detached homes are only accessible from the private alley. The Fire Department has the following objections:

- Alleys shall not serve as primary access for homes; city ordinance. Also, section 505.1 of the International Fire Code 2012 edition does not list an alley as an acceptable means of fire department access when referring to "Address Identification."
- Change proposed geo tech type surfaced fire department access strip to an all-weather surfaced road.

If this site plan were to be approved as shown, the following variance would be necessary:

- *Variance to allow an alley serve as primary access for lots 112 and 113 of the submitted plan. [§716.06]*

In addition, all developments for which alleys are proposed shall be reviewed and approved by City Council at a regularly scheduled meeting as a separate item on the agenda.

### *History of Property*

There is no history of any variances, Special Land Use Permits, or rezonings for this property.

### *Other Issues*

The survey submitted with the application shows the rear of this property containing an "unused alley;" City maps confirm this. Before this portion of the parcel may be rezoned, it must first be abandoned by the City.

The MXD zoning requires a Detailed Plan to be submitted for approval. Detailed plans are typically reviewed by the Judicial Legislative Committee before going before City Council for review and/or approval. Should approval of this rezoning be considered, it would also be efficient to approve the detailed plan for this parcel as part of the rezoning since the plan is already prepared and presented. However, a detailed plan would require the submittal of a tree plan for this new portion of the development, as well as the integration of the already approved elevations for the project.



## ANALYSIS & CONCLUSION

John Weiland Homes and Neighborhoods is requesting the rezoning of 233 Waterman Street from PRD-MF to MXD to add four (4) townhomes and two (2) detached units to the Meeting Park development. The subject property is 0.34 acres in size and currently contains one (1) single family home with a detached garage in the rear. The proposed development of this parcel as part of the Meeting Park development will result in an increase in Meeting Park's overall density from 11.58 units/acre to 11.74. It is unlikely that the incorporation of this home into the Meeting Park development will significantly increase any negative impacts on the surrounding area.

The following are notable issues that would need to be considered during this rezoning request:

1. **Access to L-112 and L-113.** The Fire Department objects to the layout of L-112 and L-113, as the Zoning Ordinance and International Fire Code 2012 edition does not list alleys as acceptable means of fire department access. If this site plan were to be approved as shown, the following variance would be necessary:
  - *Variance to allow an alley serve as primary access for lots 112 and 113 of the submitted plan. [§716.06]*
  - In addition, all developments for which alleys are proposed shall be reviewed and approved by City Council at a regularly scheduled meeting **as a separate item on the agenda.**
2. **Alley Abandonment.** Before the rear portion of the parcel may be rezoned, it must first be abandoned by the City.
3. **Detailed Plan.** The MXD zoning requires a Detailed Plan to be submitted for approval. Detailed plans are typically reviewed by the Judicial Legislative Committee before going before City Council for review and/or approval. Should approval of this rezoning be considered, it would also be efficient to approve the detailed plan for this parcel as part of the rezoning since the plan is already prepared and presented. However, a detailed plan would require the submittal of a tree plan for this new portion of the development, as well as the integration of the already approved elevations for the project.

Otherwise, if this property is rezoned as requested, it will be expected to comply with all other conditions and stipulations adopted for the Meeting Park development.

This rezoning request is consistent with the future land use of CBD recommended by the City's Comprehensive Plan.

Prepared by: \_\_\_\_\_

Approved by: \_\_\_\_\_



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## DATA APPENDIX

### ***CITY OF MARIETTA - WATER***

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Is a water line adjacent to the property?

If not, how far is the closest water line?

Size of the water line?

Capacity of the water line?

Approximate water usage by proposed use?

### ***CITY OF MARIETTA - SEWER***

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Is a sewer line adjacent to the property?

If not, how far is the closest sewer line?

Size of the sewer line?

Capacity of the sewer line?

Estimated waste generated by proposed development?

A.D.F

Peak

Treatment Plant Name?

Treatment Plant Capacity?

Future Plant Availability?





## DATA APPENDIX CONTINUED

### ***DRAINAGE AND ENVIRONMENTAL CONCERNS***

Does flood plain exist on the property:	NO
What percentage of the property is in the flood plain?	---
What is the drainage basin for the property?	Sope Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	NO
If so, is the use compatible with the possible presence of wetlands?	---
Do stream bank buffers exist on the parcel?	NO
Are there other topographical concerns on the parcel?	NO
Are there storm water issues related to the application?	NO
Potential presence of endangered species in the area?	NO

### ***Transportation***

What is the road effected by the proposed change?	Waterman Street
What is the classification of the road?	Local
What is the traffic count for the road?	---
Estimated # of cars generated by the proposed development?	---
Estimated # of trips generated by the proposed development?	---
Do sidewalks exist in the area?	NO-will be constructed
Transportation improvements in the area?	NO
If yes, what are they?	---

- 
- Revised Site Plans adding these lots will be required for construction. Plans must include, driveways, erosion-sedimentation-and pollution control plan, stormwater management adequacy for existing system (preventing concentrated flows from adjacent property), stormwater quality adequacy, and any other applicable improvements required by City Code and Georgia Stormwater Management Manual. Additional comments will be made at time of site plan submittal, if it is required. There can be no point discharge onto adjacent property which is not into a stream, defined drainageway, or storm sewer. Discharge will not be allowable at the property line, or into the street R.O.W. If easements are required for drainage through adjacent property, then the owner is to obtain. Storm sewer extension appears to be required.
  - Revised Final Plat will be required prior to construction.
  - City Council approval is required. For an alley abandonment, the request and plans must be submitted through the Public Works Director for inclusion on Council agenda.
  - Addresses must be to a named street which directly connects to the properties. Addresses cannot be Summerhour.
  - Trash must be brought for pick-up to a cart corral. There is no cart corral nor trash truck access on the 14' wide alley from which this 2-way alley is proposed.
  - What is the purpose of the 20' Fire Dept access? This must be a hard surface road if utilized. It may be possible to utilize a 20' wide road from Summerhour in lieu of the fire Dept access, and address the units from this new named private street.



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## DATA APPENDIX CONTINUED

### ***EMERGENCY SERVICES***

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Nearest city or county fire station from the development?

Distance of the nearest station?

Most likely station for 1<sup>st</sup> response?

Service burdens at the nearest city fire station (under, at, or above capacity)?

**OBJECTIONS FROM THE FIRE DEPARTMENT:** Alleys shall not serve as primary access for homes; city ordinance. Also, section 505.1 of the International Fire Code 2012 edition does not list an alley as an acceptable means of fire department access when referring to "Address Identification."

Change proposed geo tech type surfaced fire department access strip to an all-weather surfaced road.

### ***MARIETTA POWER - ELECTRICAL***

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Does Marietta Power serve this site?      Yes   X        No           

If not, can this site be served?      Yes                 No           

What special conditions would be involved in serving this site?

Additional comments:



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## DATA APPENDIX CONTINUED

### ***MARIETTA CITY SCHOOLS***

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#### **Marietta City Schools Impact Assessment:**

Elementary School Zone Servicing Development:

Grades six (6) through twelve (12) will be serviced by:

- Marietta Sixth Grade Academy
- Marietta Middle School
- Marietta High School

Current Capacity at Servicing Elementary School:

Current Capacity at Marietta Sixth Grade Academy:

Current Capacity at Marietta Middle School:

Current Capacity at Marietta High School:

Current Enrollment at Servicing Elementary School:

Current Enrollment at:

- Marietta Sixth Grade Academy:
- Marietta Middle School:
- Marietta High School:

Number of students generated by present development:

Number of students projected from proposed development at:

- Elementary level:
- Sixth Grade level:
- Middle School 7<sup>th</sup> & 8<sup>th</sup> Grade level:
- High School level:

New School(s) planned that might serve this area:

**Comments:**



## **PUBLIC NOTICE OF REZONINGS, FUTURE LAND USE, AND CODE AMENDMENTS**

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following rezonings, future land use assignments, and code amendments will be considered by the Planning Commission on **Tuesday, March 3, 2015, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, March 11, 2015, 7:00 p.m.**, City Hall, for a final decision to be made.

**Z2015-07 [REZONING] JOHN WIELAND HOMES AND NEIGHBORHOODS** requests rezoning for property located in Land Lot 12320, District 16, Parcel 0760, 2<sup>nd</sup> Section, Marietta, Cobb County, Georgia and being known as 233 Waterman Street from PRD-MF (Planned Residential Development – Multi Family) to MXD (Mixed Use Development). Ward 1.

A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

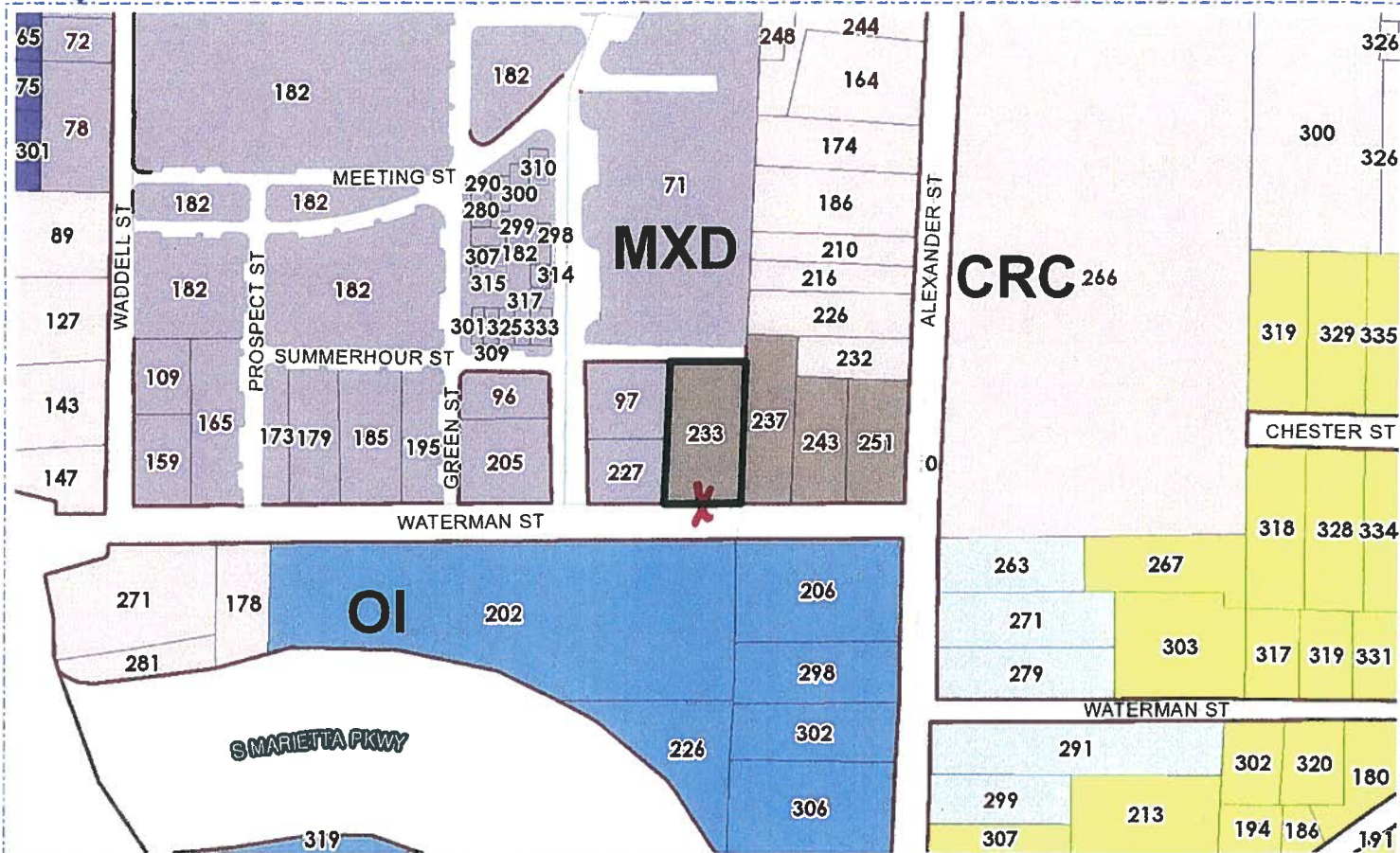
For additional information please call the Planning and Zoning Office (770) 794-5669.































**Accessibility to Meetings:** If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

City of Marietta  
205 Lawrence Street  
Marietta, Georgia 30060



# Rezoning



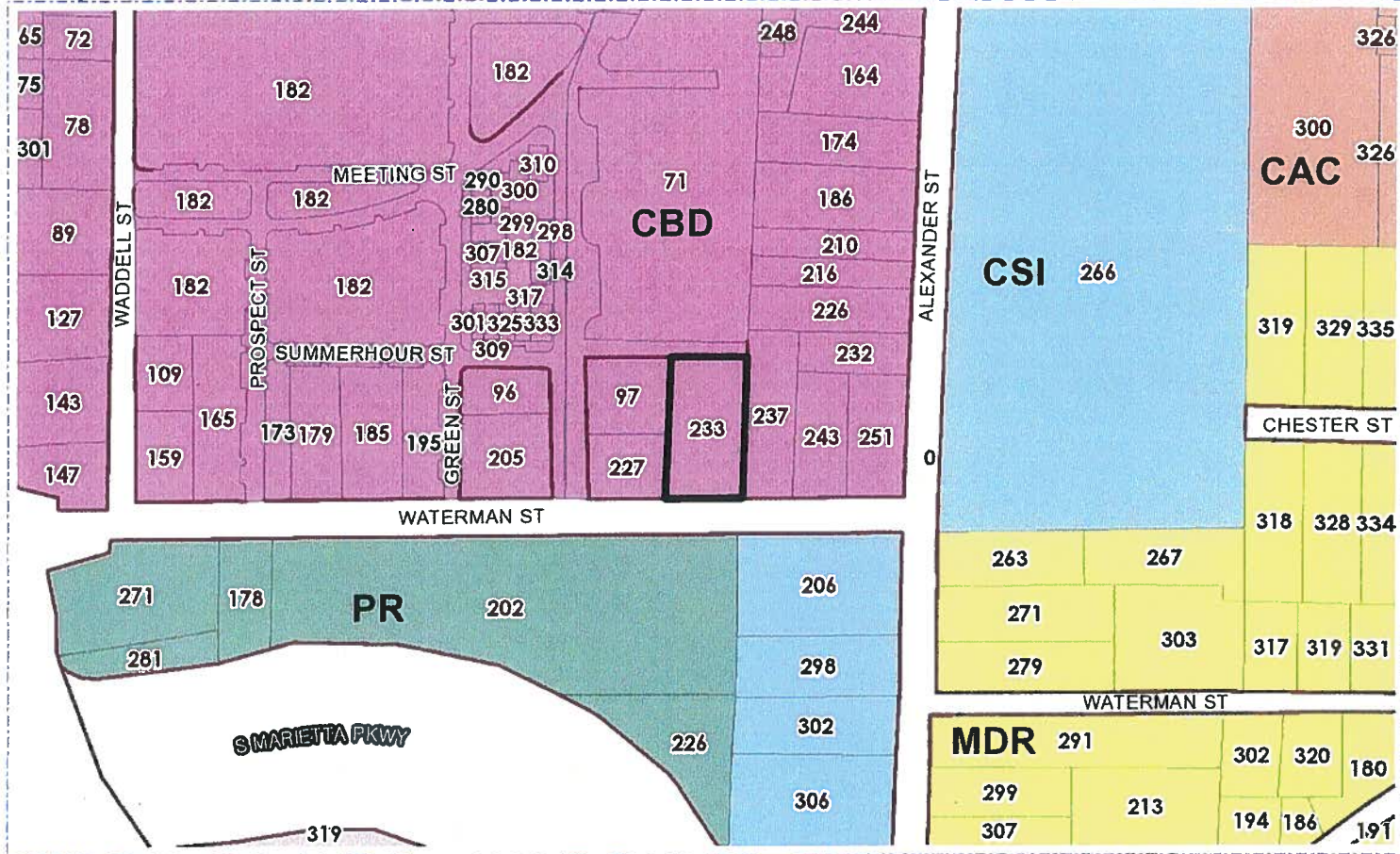
Address		Parcel Number	Acreage	Ward	Zoning	FLU
233 WATERMAN ST		16123200760	0.36	1A	PRD_MF	CBD
Property Owner:	William Buckland					<b>Zoning Symbols</b>  ----- Railroads  City Limits ----- Cobb County Pockets NA  R1 - Single Family Residential (1 unit/acre)  R2 - Single Family Residential (2 units/acre)  R3 - Single Family Residential (3 units/acre)  R4 - Single Family Residential (4 units/acre)  RA4 - Single Family Residential - Attached  RA6 - Single Family Residential - Attached  RA8 - Single Family Residential - Attached  MHP - Mobile Home Park  PRD-SF - Planned Residential Dev. Single Family  RM8 - Multi Family Residential (8 units/acre)  RM10 - Multi Family Residential (10 units/acre)  RM12 - Multi Family Residential (12 units/acre)  RHR - Residential High Rise  PRD-MF - Planned Residential Dev. Multi Family  NRC - Neighborhood Retail Commercial  CRC - Community Retail Commercial  RRC - Regional Retail Commercial  PCD - Planned Commercial Development  LI - Light Industrial  HI - Heavy Industrial  PID - Planned Industrial Development  MXD - Mixed Use Development  CBD - Central Business District  OIT - Office Institutional Transitional  LRO - Low Rise Office  OI - Office Institutional  OS - Office Services  OHR - Office High Rise
Applicant:	John Wieland Homes					
Proposed Zoning:	PRD-MF to MXD					
Agent:	Michael Meshkaty					
Proposed Use:						
Planning Commission Date:	3/3/15					
City Council Hearing Date:	3/11/15		Case Number: Z2015-07			
City of Marietta Planning & Zoning						

Zoning Symbols	
	Railroads
	City Limits
	Cobb County Pockets
	NA
	R1 - Single Family Residential (1 unit/acre)
	R2 - Single Family Residential (2 units/acre)
	R3 - Single Family Residential (3 units/acre)
	R4 - Single Family Residential (4 units/acre)
	RA4 - Single Family Residential - Attached
	RA6 - Single Family Residential - Attached
	RA8 - Single Family Residential - Attached
	MHP - Mobile Home Park
	PRD-SF - Planned Residential Dev. Single Family
	RM8 - Multi Family Residential (8 units/acre)
	RM10 - Multi Family Residential (10 units/acre)
	RM12 - Multi Family Residential (12 units/acre)
	RHR - Residential High Rise
	PRD-MF - Planned Residential Dev. Multi Family
	NRC - Neighborhood Retail Commercial
	CRC - Community Retail Commercial
	RRC - Regional Retail Commercial
	PCD - Planned Commercial Development
	LI - Light Industrial
	HI - Heavy Industrial
	PID - Planned Industrial Development
	MXD - Mixed Use Development
	CBD - Central Business District
	OIT - Office Institutional Transitional
	LRO - Low Rise Office
	OI - Office Institutional
	OS - Office Services
	OHR - Office High Rise





# Future Land Use



Address	Parcel Number	Acreage	Ward	Zoning	FLU
233 WATERMAN ST	16123200760	0.36	1A	PRD_MF	CBD
Planning Commission Hearing Date: 3/3/15				<b>Future Land Use Symbols</b> Railroads City Limits Cobb County Pockets RAC - Regional Activity Center CAC - Community Activity Center NAC - Neighborhood Activity Center CBD - Central Business District MXD - Mixed Use Development CSI - Community Service and Institutional HDR - High Density Residential MDR - Medium Density Residential LDR - Low Density Residential OSC - Open Space / Conservation PR - Parks / Recreation IW - Industrial Warehousing IM - Industrial Manufacturing TCU - Transportation and Utilities	
City Council Hearing Date: 3/11/15					
Future Land Use: CBD					
Case Number:					
Comments:					
City of Marietta Planning & Zoning					





# Aerial Map



Address	Parcel Number	Acreage	Ward	Zoning	FLU
233 WATERMAN ST	16123200760	0.36	1A	PRD_MF	CBD
Property Owner: William Buckland				<div>Legend</div> <div><div></div> Railroads</div> <div><div></div> City Limits</div> <div><div></div> Cobb County Pockets</div>	
Applicant: John Wieland Homes					
City Council Hearing Date: 3/11/15					
Planning Commission Hearing Date: 3/3/15					
BZA Hearing Date: Case Number: Z2015-07					
Comments:					
City of Marietta Planning & Zoning					



## Little, Shelby

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**From:** Conn, Daniel  
**Sent:** Thursday, January 22, 2015 4:53 PM  
**To:** Little, Shelby; 'Bryan.Musolf@JWHOMES.com'; michael.meshkaty@jwhomes.com  
**Cc:** Roth, Rusty; Binzer, Brian; Person, Keith; King, Richard  
**Subject:** RE: 233 Waterman - Unused Alley & Other Items

Bryan/Michael,

Due to scheduling issues, if the alley abandonment is going forward, it would be great if we could receive an email or some form of communication regarding the potential alley abandonment on the morning of January 23<sup>rd</sup>.

Thanks,  
Dan Conn, P.E.  
City of Marietta, Public Works Director  
Phone: 770-794-5658  
Email: dconn@mariettaga.gov

**From:** Little, Shelby  
**Sent:** Thursday, January 22, 2015 3:42 PM  
**To:** 'Bryan.Musolf@JWHOMES.com'; michael.meshkaty@jwhomes.com  
**Cc:** Roth, Rusty; Binzer, Brian; Person, Keith; Conn, Daniel; King, Richard  
**Subject:** RE: 233 Waterman - Unused Alley & Other Items

And Dan's number is 770-794-5658. Sorry about that.

Thanks,  
Shelby

**From:** Little, Shelby  
**Sent:** Thursday, January 22, 2015 3:41 PM  
**To:** 'Bryan.Musolf@JWHOMES.com'; 'michael.meshkaty@jwhomes.com'  
**Cc:** Roth, Rusty; Binzer, Brian; Person, Keith; Conn, Daniel; King, Richard  
**Subject:** 233 Waterman - Unused Alley & Other Items

Bryan/Michael-

We were discussing the rezoning proposal at our department roundtable meeting this morning and a few items came up:

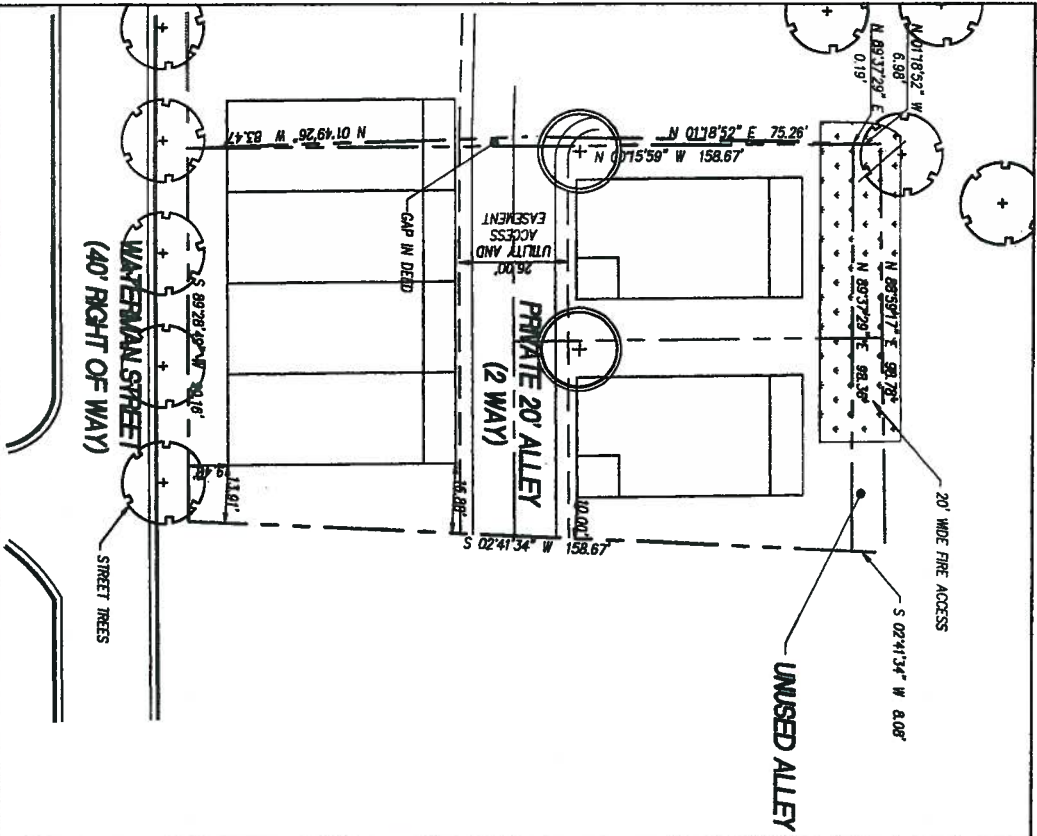
- **Unused Alley** – this appears to be public right of way. If so, you'll need to contact Dan Conn (770-79-5658) about abandoning the alley. He will likely need a letter requesting the abandonment and I can get him a copy of the survey and legal description. You'll need to get this to him asap if the abandonment is to occur at the same meeting as the rezoning.
- **L112** – There was a little bit of confusion about what the intent of the 20' wide fire access and how this lot, along with L113, was going to be addressed if they come off of a private alley. The Fire Department had the following comment:
  - Z2015-07 233 Waterman Street: Alleys shall not serve as primary access for homes; city ordinance. Also, section 505.1 of the International Fire Code 2012 edition does not list an alley as an acceptable means of fire department access when referring to "Address Identification." Change proposed geo tech type surfaced fire department access strip to an all-weather surfaced road.

Let me know if you have any questions or if I should set up a meeting so we can discuss.

# SITE ANALYSIS

DESCRIPTION	DIMENSIONS	STORIES	SQUARE FOOTAGE	ACCESS	TOTAL
SINGLE-FAMILY DETACHED	39' MIN LOT	2	2,800 S.F.	REAR ENTRY	2 UNITS
TOWNHOUSE (22' RE)	22' x 47'	4	3,300 S.F.	REAR ENTRY (RE)	3.5 UNITS
TOTAL RESIDENTIAL UNITS BY JMH/HM					5.5 UNITS

SUBGRADE REINFORCEMENT AREA



## SITE AREA:

UNUSED ALLEY: 0.02 ACRES (742 S.F.)  
233 WATERMAN STREET: 0.34 ACRES (14,945 S.F.)

## PROPOSED USAGE:

PROPERTY TO BE USED FOR SINGLE AND MULTI-FAMILY HOMES AND WILL BE PART OF THE MEETING PARK PROJECT BY JOHN WIELAND HOMES.

## PROPOSED SETBACKS:

FRONT YARD: 0 FEET  
REAR YARD: 0 FEET  
SIDE YARD: 0 FEET (10' BETWEEN STRUCTURES)

## UNITS:

SINGLE FAMILY DETACHED - 2 UNITS  
REAR ENTRY GARAGE, 2 STORIES, 2800 S.F.  
MULTI-FAMILY - 3.5 UNITS  
REAR ENTRY GARAGE, 4 STORIES, 3200 S.F.

## DETENTION:

DETENTION TO BE PROVIDED BY THE EXISTING UNDERGROUND STORAGE FACILITIES THAT ARE PART OF THE MEETING PARK PROJECT.

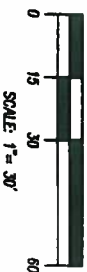
## STREETS:

STREETS AND ALLEYS TO BE PRIVATE.

## PARKING:

2 SPACES PER UNIT TO BE PROVIDED (GARAGE)  
5.5 UNITS = 11 SPACES PROVIDED

THIS PARCEL OF LAND DOES NOT LIE WITHIN THE 100 YEAR INTERMEDIATE REGION FLOOD ZONE AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL #10367C0108J LAST REVISED MARCH 4, 2013



*Michael A. Hapson*  
MICHAEL A. HAPSON  
ENGINEER  
30407  
PROFESSIONAL

## ZONING PLAN

MEETING PARK  
LAND LOT 1532  
16th DISTRICT, 2nd SECTION  
MARIETTA, GEORGIA

**RIDGE PLANNING AND ENGINEERING**  
1280 KIDDESTONE CIRCLE - BLDG D - SUITE 100  
MARIETTA, GA 30066  
OFFICE 770-636-9000

OWNER / DEED OWNER  
JOHN WIELAND HOMES  
AND NEIGHBORHOODS  
jwhomes.com  
4125 Alcorn Road SE • Smyrna, GA 30080  
24 Hour Contact: 800-666-7735 • 404

GSWCC CERT # 9981  
EXPIRES: 05/21/2016  
REVISIONS

Z.01  
05/21/2016

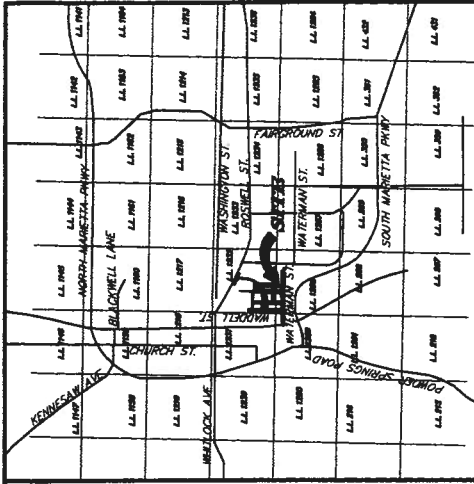
THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X-1, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 13282, DATED MARCH 4, 2013.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT SHOWN ON THIS PLAT. THE SURVEYOR HAS BEEN ADVISED AND NOT SHOWN THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

# GPS NOTES:

- 1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
- 2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EIGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME CORRECTED OPERATED BY EIGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OF THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

## LOCATION MAP 1" = 2000'



LEGEND	
□	P.A. - POWER POLE
⊗	L.P. - LIGHT POLE
⊗	F.H. - FIRE HYDRANT
⊗	M.H. - SANITARY SEWER MANHOLE
⊗	W.M. - WATER METER
⊗	G.M. - GAS METER
⊗	R.B. - REINFORCING BAR SET
⊗	C.T.P. - CHUMP TOP PIPE FOUND
⊗	O.T.P. - OPEN TOP PIPE FOUND
⊗	R/W MON. - RIGHT-OF-WAY MONUMENT
⊗	X - TYPE OF FENCE
⊗	J.B. - JUNCTION BOX
⊗	D.I. - DROP INLET / YARD INLET
⊗	C.B. - CATCH BASIN
⊗	R.C.P. - REINFORCED CONCRETE PIPE
⊗	C.M.P. - CORRUGATED METAL PIPE
⊗	F.F.E. - FINISHED FLOOR ELEVATION
⊗	W.V. - WATER VALVE
⊗	C.C. - SEWER CLEAN OUT
⊗	TELEPHONE MANHOLE
⊗	OVERHEAD POWER LINES
⊗	H.W. - HEADWALL
⊗	P.B. - POWERBOX
⊗	S.S. - STREET ADDRESS
⊗	W-W - WATER LINE
⊗	---T--- UNDERGROUND TELEPHONE LINE
⊗	---G--- GAS LINE
⊗	---E--- UNDERGROUND ELECTRICAL LINE

233 Waterman Street  
Surveyed Property Description  
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1232, 16th District, 2nd Section, City of Marietta, Cobb County, Georgia, and being more particularly described as follows:  
Commencing at the intersection of the westerly right-of-way of Alexander Street (40' right-of-way) and the northerly right-of-way of Waterman Street (40' right-of-way);  
Thence running along the northerly right-of-way of Waterman Street in a westerly direction a distance of 198.55' to a 4" rebar found and the TRUE POINT OF BEGINNING;  
Thence running along said right-of-way a bearing of South 89 degrees 28 minutes 49 seconds West a distance of 80.16 feet to a 4" rebar found;  
Thence leaving said right-of-way running along the property line bounded on the west by an unknown owner (apparent gap in deeds) a bearing of North 00 degrees 15 minutes 59 seconds West a distance of 158.67 feet to a 4" rebar set;  
Thence running along the property line bounded on the north by an unknown owner (unused alley) a bearing of North 89 degrees 57 minutes 29 seconds East a distance of 98.36 feet to a 4" rebar set;  
Thence running along the property line bounded on the east by the lands now or formerly of Clifton E. Phillips, Jr. and Ronald B. Phillips a bearing of South 02 degrees 41 minutes 34 seconds West a distance of 153.67 feet to a 4" rebar found on the northerly right-of-way line of Waterman Street (40' right-of-way) and the TRUE POINT OF BEGINNING.

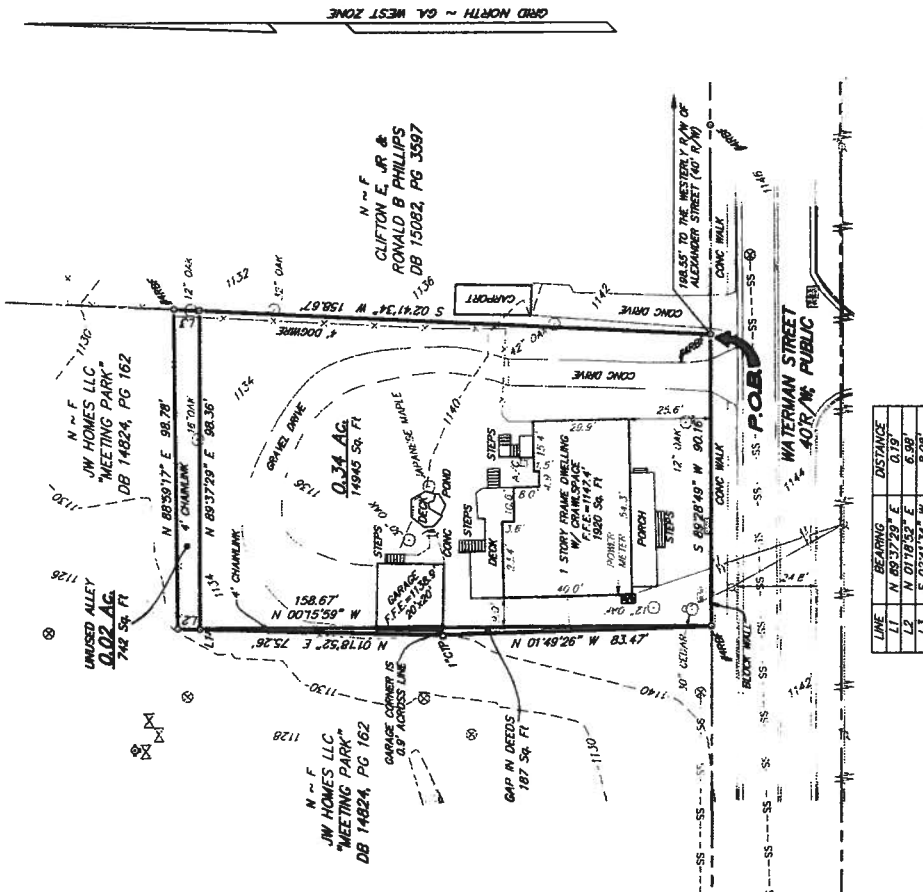
The above described property contains 0.34 Acres (14945 Square Feet), more or less.

# TITLE NOTES

- THE SURVEYED PROPERTY IS CURRENTLY ZONED RPD MF (PLANNED RESIDENTIAL DEVELOPMENT - MULTI-FAMILY) PER CITY OF MARIETTA ON-LINE GIS MAPS. NO ZONING INFORMATION PROVIDED WITH TITLE COMMITMENT PACKAGE.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

# REVISIONS

CURRENT OWNER:  
WILLIAM BUCKLAND  
D.B. 12372, PG. 291



# TITLE NOTES

PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. G-8590/PPC DATED OCTOBER 8, 2014 @ 8:30 A.M. THERE ARE NO SCHEDULE B-SECTION 2 SPECIAL EXCEPTIONS AFFECTING THE SURVEYED PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

TO JMW AQUISITIONS, LLC, WILLIAM BUCKLAND AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MARIETTA STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 13, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 11/17/14.



PRELIMINARY - FOR REVIEW ONLY

DEAN C. OLSON, RLS  
GA RLS NO. 2806  
email: debs@gsurvey.com

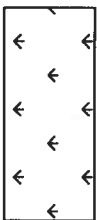
**Gaskins**  
Surveyors & Engineers, Inc.  
12605 Peachtree Springs Rd.  
Marietta, Georgia 30064  
Phone: (770) 424-1168  
Fax: (770) 424-1168  
www.gaskinsurvey.com

ALTA/ACSM LAND TITLE SURVEY FOR:  
**JMW AQUISITIONS, LLC,  
WILLIAM BUCKLAND AND  
CHICAGO TITLE INSURANCE  
COMPANY**  
233 WATERMAN STREET

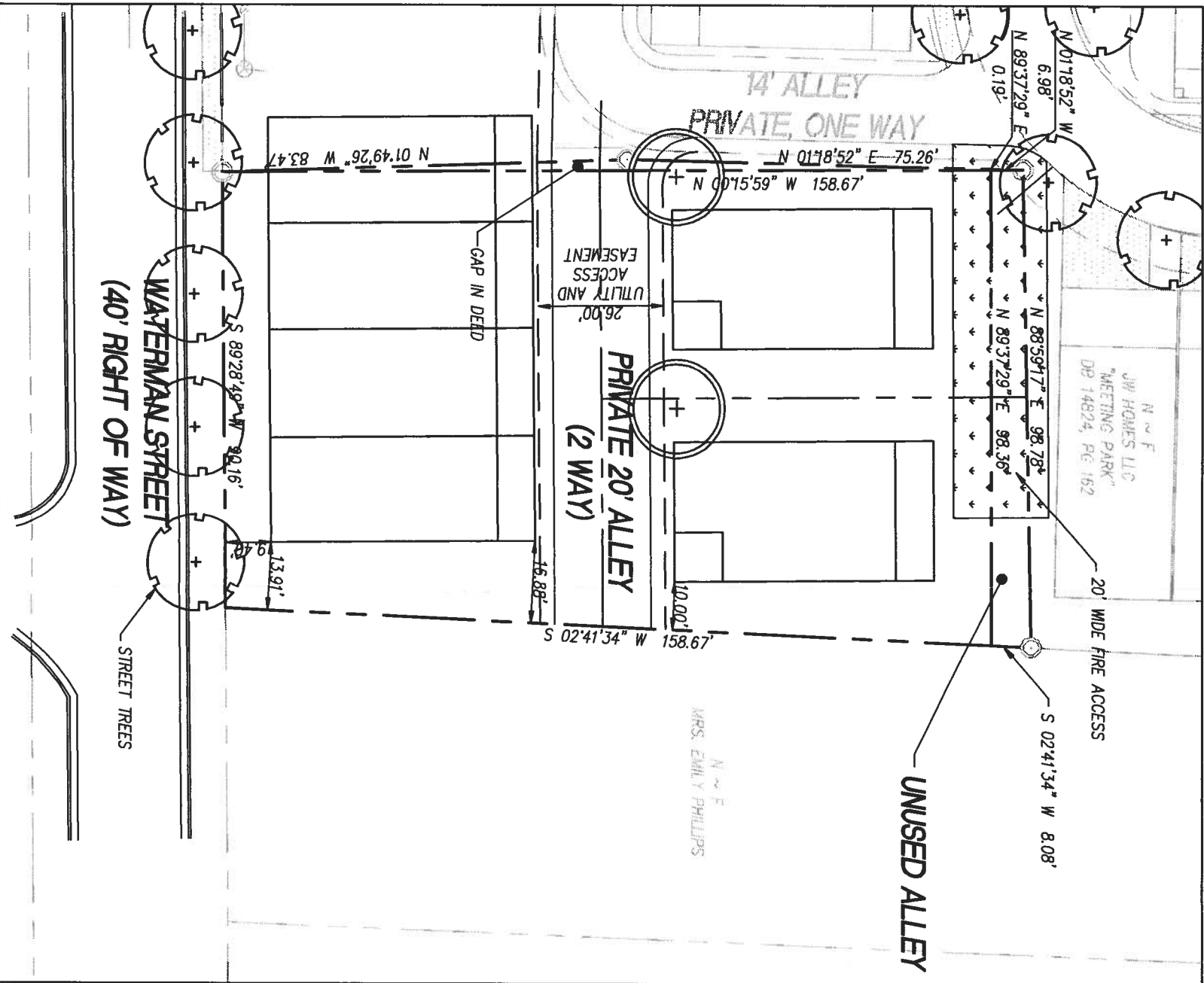




SITE ANALYSIS				
DESCRIPTION	DIMENSIONS	STORIES	SQUARE FOOTAGE	ACCESS TOTAL
SINGLE-FAMILY DETACHED	39' MIN LOT	2	2,800 S.F.	REAR ENTRY 2 UNITS
TOWNHOUSE (22' RE)	22' x 47'	4	3,300 S.F.	REAR ENTRY (RE) 3.5 UNITS
TOTAL RESIDENTIAL UNITS BY JWH&N				5.5 UNITS



SUBGRADE REINFORCEMENT AREA



**SITE AREA:**  
 UNUSED ALLEY: 0.02 ACRES (742 S.F.)  
 233 WATERMAN STREET: 0.34 ACRES (14,945 S.F.)

**PROPOSED USAGE:**  
 PROPERTY TO BE USED FOR SINGLE AND MULTI-FAMILY HOMES AND WILL BE PART OF THE MEETING PARK PROJECT BY JOHN WIELAND HOMES.

**PROPOSED SETBACKS:**  
 FRONT YARD: 0 FEET  
 REAR YARD: 0 FEET  
 SIDE YARD: 0 FEET (10' BETWEEN STRUCTURES)

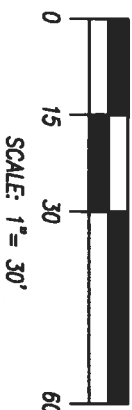
**UNITS:**  
 SINGLE FAMILY DETACHED -- 2 UNITS  
 REAR ENTRY GARAGE, 2 STORIES, 2800 S.F.  
 MULTIFAMILY -- 3.5 UNITS  
 REAR ENTRY GARAGE, 4 STORIES, 3200 S.F.

**DETENTION:**  
 DETENTION TO BE PROVIDED BY THE EXISTING UNDERGROUND STORAGE FACILITIES THAT ARE PART OF THE MEETING PARK PROJECT.

**STREETS:**  
 STREETS AND ALLEYS TO BE PRIVATE.

**PARKING:**  
 2 SPACES PER UNIT TO BE PROVIDED (GARAGE)  
 5.5 UNITS = 11 SPACES PROVIDED

THIS PARCEL OF LAND DOES NOT LIE WITHIN THE 100 YEAR INTERMEDIATE REGION FLOOD ZONE AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL #10367C0108U LAST REVISED MARCH 4, 2013



**RIDGE PLANNING AND ENGINEERING**  
 1290 KENNESTONE CIRCLE - BLDG D - SUITE 100  
 MARIETTA, GA 30066  
 OFFICE 770-938-9000

**ZONING PLAN**  
 MEETING PARK  
 LAND LOT 1232  
 16th DISTRICT, 2nd SECTION  
 MARIETTA, GEORGIA

**OWNER / DEVELOPER**  
 Owner/Developer:  
  
**JOHN WIELAND HOMES AND NEIGHBORHOODS**  
 jwhomes.com  
 4125 Atlanta Road SE • Smyrna, GA 30080  
 24 Hour Contact: Jason Garrett 770-703-1646

GSWCC CERT. # 9887  
 EXPIRES: 05.21.2016  
**REVISIONS**

ZONING PLAN

**Z.01**

018.2015